



**TOWN OF FORT MILL  
HISTORIC REVIEW BOARD MEETING  
March 10, 2015  
112 Confederate Street  
4:30 PM**

**AGENDA**

**CALL TO ORDER**

**APPROVAL OF MINUTES**

1. HRB Meeting: February 10, 2015 *[Pages 3-4]*

**OLD BUSINESS**

1. Request for Certificate of Appropriateness *[Pages 5-8]*

Applicant Name:	Candace Windell
Owner Name:	The Clebourne House
Property Address:	138 Clebourne Street
Purpose:	Request to approve a covered shelter over existing courtyard area at The Clebourne House
Zoning:	LC / Historic District

2. Request for Certificate of Appropriateness *[Pages 9-23]*

Applicant Name:	JM & JC, LLC
Owner Name:	Jason Cloud
Property Address:	203/205 Main Street
Purpose:	Request to approve exterior modifications related to a proposed restaurant at 205 Main Street.
Zoning:	LC / Historic Overlay

## **NEW BUSINESS**

### **1. Request for Certificate of Appropriateness**

*[Pages 24-27]*

Applicant Name:	Ron Talerico
Owner Name:	Michael Chase
Property Address:	231 Main Street
Purpose:	Request to approve an awning and sign for Father and Son Electric Service Co. Inc. office
Zoning:	LC / Historic District

## **ADJOURN**

**MINUTES  
TOWN OF FORT MILL  
HISTORIC REVIEW BOARD MEETING  
February 10, 2015  
Town Hall, 112 Confederate Street  
4:30 PM**

Present: Chairman Louis Roman, Scott Couchenour, Atalie Zimmerman, Dan Dodd, Melissa White, Carolyn Blair, Chip Heemsoth, Planning Director Joe Cronin, Assistant Planner Chris Pettit

Absent: None

Guests: Candace Windell

Chairman Roman called the meeting to order at 4:30 p.m.

**APPROVAL OF MINUTES**

Mr. Heemsoth made a motion to approve the minutes from the January 13, 2015 meeting as presented, with a second by Ms. Blair. The minutes were approved by a vote of 7-0.

**NEW BUSINESS**

1. **Request for Certificate of Appropriateness: 138 Clebourne House:** Chairman Roman provided a brief overview of the request, the purpose of which was to install a covered shelter over the existing courtyard area at The Clebourne House. Ms. Windell, owner of The Clebourne House, provided a brief presentation describing the purpose of the covered shelter, which is necessary to provide guests with a weather safe “plan B” if necessary. Ms. Windell explained that the shelter would require the removal of an existing magnolia tree. Members of the Board inquired whether the Town had any regulations about tree removal and whether the tree would be within the Board’s jurisdiction. Planning Director Cronin noted that the Town had regulations for trees over 30” in diameter, however the regulations do not strictly prohibit removal as they provide options for replanting if necessary. Mr. Cronin also noted that the tree provided substance to the site’s exterior appearance and therefore it would be within the Boards purview. Members of the Board discussed the health of the tree and noted that its removal would not be detrimental to the site since the tree is in poor health and would likely need to be removed at some point in the future.

In further discussion, Ms. Windell provided additional specifications as to the shelter she was requesting. The shelter would have a metal roof, include drop down walls, and have lights, fans, etc. along the interior of the shelter. Mr. Dodd noted that the hip roof did not necessarily match the existing home, as the existing home has historic details that provide character that isn’t present in the proposed shelter. Mr. Dodd recommended potentially

landscaping the front to minimize the visibility of the proposed shelter. Ms. Windell noted that her preference would be to not add landscaping since the current landscaping provides a very popular backdrop for client's pictures. Mr. Dodd stated that this addition, with significant visibility from the street, deserves the attention of an architect. Ms. White made a motion to defer pending the applicant providing an architect designed front elevation drawing. Mr. Dodd seconded the motion. There being no further discussion, Chairman Roman called for a vote. The motion was approved by a vote of 7-0.

## **ITEMS FOR INFORMATION / DISCUSSION**

- 1. Information Regarding a Potential 2015 Federal Historic Preservation Grant:** Mr. Cronin provided information on a potential historic preservation grant through the South Carolina Department of Archives and History. The Town applied for the grant for potential assistance in funding design guidelines for the Town's historic district. Mr. Cronin noted that if the Town were to receive the grant, it is likely that matching funds could be used out of the Town's contingency fund for the fiscal year. Chairman Roman noted that this was an important project and that he appreciates staff's work on the grant application.

Assistant Planner Pettit noted that the Town had received multiple inquiries related to the exterior duct/exhaust work for the new restaurant located at the bottom of Main Street. In looking through the plans provided to the Historic Review Board in the previously approved Certificate of Appropriateness, Mr. Pettit noted that the exhaust work was not detailed to show what exists today. Ms. Blair, due to the inconsistency in the submitted plans, made a motion to bring back the applicants to further discuss the exterior exhaust work at 203 & 213 Main Street for the Hobos restaurant, requesting specifically a fully colored, to scale side elevation showing all proposed improvements. Mr. Heemsoth seconded the motion. There being no further discussion, Chairman Roman called for a vote. The motion was approved by a vote of 7-0.

Mr. Heemsoth noted that the banner sign at Art, Funk, & Junk was never permitted through the Historic Review Board and asked whether or not the Town permitted the banner sign. Mr. Cronin noted that staff had never approved the sign and that staff would look into the issue.

There being no further items listed on the agenda, Chairman Roman called for a motion to adjourn. The meeting was adjourned at 5:36 p.m.

Respectfully submitted,

Chris Pettit  
Planning Department



T O W N O F F O R T M I L L

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

NO. \_\_\_\_\_  
(supplied by secretary)

DATE 1/29/15

Property Information

Location: Certified house no. 138 Street Clebourne  
Located between cross streets of Grier & Hwy 160 East  
and \_\_\_\_\_

Applicant/Owner Information

Applicant name Candace Windell Telephone 803-242-9728  
Mailing address 138 Clebourne Street Fort Mill, SC 29715  
Owner name (if different) \_\_\_\_\_ Telephone \_\_\_\_\_  
Mailing address Email: events@theClebournehouse.com

Other Project Contacts

Author of drawing \_\_\_\_\_ Telephone \_\_\_\_\_  
Contractor, if known JMAC Construction Telephone 803-957-3332  
Monteith Pole building Systems

COMMISSION STAFF CHECKLIST (to be checked by commission secretary to verify completeness of application)

\_\_\_ Application, adequately filled out \_\_\_ Site plan  
\_\_\_ Photos of existing, overall views \_\_\_ Bldg. elevations, floor plans  
\_\_\_ Detail photos \_\_\_ Manufacturer's literature  
\_\_\_ Streetscape photos \_\_\_ Paint chips or other samples  
\_\_\_ commission secretary's initials

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - Page 2

**WORK SUMMARY** Please check areas of proposed work and explain below as needed.

Type of work proposed (check all that apply)	Detailed on drawings (check as appropriate)	Explained below (check as appropriate)
DEMOLITION		
REHABILITATION OF EXISTING BUILDINGS		
Foundations		
Masonry		
Siding		
Roof		
Gutters/downspouts		
Chimney		
Doors/entrances		
Windows		
Porch		
Cornice/frieze		
Ornamentation		
Awning/canopy		
Storefront		
Color/painting		
Other		
(explain below)		
ADDITIONS TO BUILDINGS		
Room addition		
Garage		
Porch or deck		
Greenhouse		
Burner		
Skylight		
Chimney		
Other		
(explain below)		
NEW STRUCTURE		

Covering over the Courtyard. Magnolia tree is diseased despite shots of fertilizer. Concrete creates lack of water for tree. We will remove that tree and cover from old Oak tree to fence and porch to opposite fence. detail will match house, hip roof will match copper metal roof over front porch but it will be black to match house.

Neighborhood Works 1988

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS, Page 3

SITE WORK

Fence or wall	_____	_____	_____
Site lighting	_____	_____	_____
Street furniture	_____	_____	_____
Special features	_____	_____	_____
Parking	_____	_____	_____
Walks, patios	_____	_____	_____
Other	_____	_____	_____
(explain below)			
GRAPHICS/SIGNAGE	_____	_____	_____
MAINTENANCE	_____	_____	_____
(Explain below)			
EMERGENCY REPAIR	_____	_____	_____
(Explain below)			

EXPLAIN PROPOSED WORK: (attach continuation sheets as needed)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

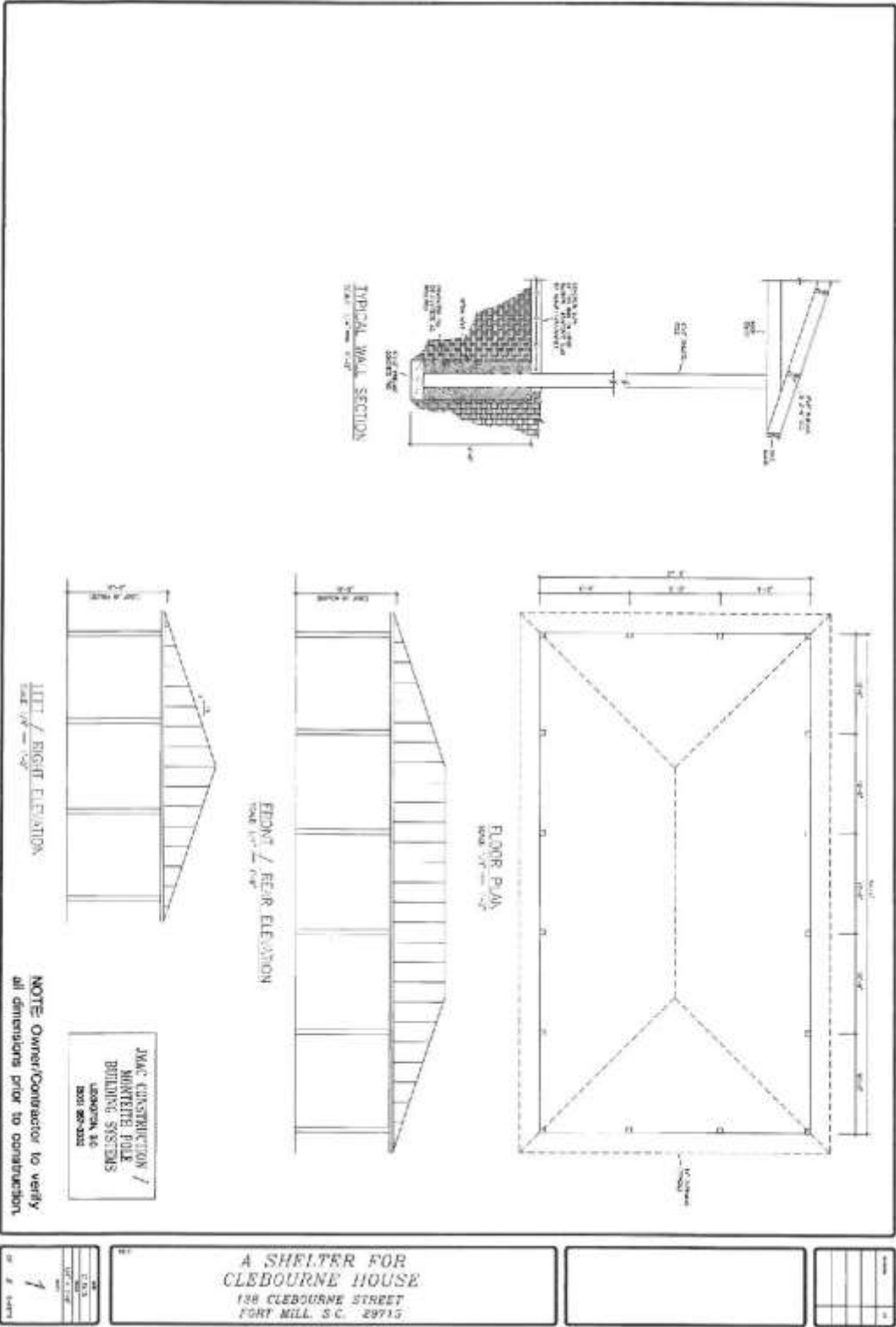
\_\_\_\_\_

Candace C. Windell  
Signature of Applicant

1/29/15  
Date

Applicant: Have you consulted the commission's guidelines for your project?

☒ yes ☐ no







TOWN OF FORT MILL

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

NO. \_\_\_\_\_  
(supplied by secretary)

DATE Nov 18, 2014

Property Information

Location: Certified house no. 213 Street MAIN Street

Located between cross streets of \_\_\_\_\_  
and \_\_\_\_\_

Applicant/Owner Information

Applicant name JM & JC, LLC Telephone 704-726-1931

Mailing address 937 Vogel Way, Fort Mill, SC 29715

Owner name (if different) Jason Cloud Telephone 704-726-1931

Mailing address 937 Vogel Way, Fort Mill, SC 29715

Other Project Contacts

Author of drawing James D. Withide Telephone 704-650-3284

Contractor, if known Echelon AEC, LLC Telephone 803-984-4801

COMMISSION STAFF CHECKLIST (to be checked by commission secretary to verify completeness of application)

- |   |  |
|---|--|
| <input type="checkbox"/> Application, adequately filled out | <input type="checkbox"/> Site plan                     |
| <input type="checkbox"/> Photos of existing, overall views  | <input type="checkbox"/> Bldg. elevations, floor plans |
| <input type="checkbox"/> Detail photos                      | <input type="checkbox"/> Manufacturer's literature     |
| <input type="checkbox"/> Streetscape photos                 | <input type="checkbox"/> Paint chips or other samples  |
| <input type="checkbox"/> commission secretary's initials    |  |

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - Page 2

WORK SUMMARY Please check areas of proposed work and explain below as needed.

	Type of work proposed (check all that apply)	Detailed on drawings (check as appropriate)	Explained below
DEMOLITION	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
REHABILITATION OF EXISTING BUILDINGS			
* Foundations	<input checked="" type="checkbox"/>		
Masonry			
Siding			
Roof			
Gutters/downspouts			
Chimney			
Doors/entrances	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Windows	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Porch			
Cornice/frieze			
Ornamentation			
Awning/canopy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Storefront			
* Color/painting	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Other (explain below)			
ADDITIONS TO BUILDINGS			
Room addition			
Garage			
Porch or deck	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Greenhouse			
Dormer			
Skylight			
Chimney			
Other (explain below)			
NEW STRUCTURE			

\* Foundations: Add column foundations for canopy

\* Color/Painting: Refinish Existing Paint of Deck side only

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS, Page 3

SITE WORK

Fence or wall	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street furniture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special features	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walks, patios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(explain below)			
GRAPHICS/SIGNAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MAINTENANCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Explain below)			
EMERGENCY REPAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(Explain below)			

EXPLAIN PROPOSED WORK: (attach continuation sheets as needed)

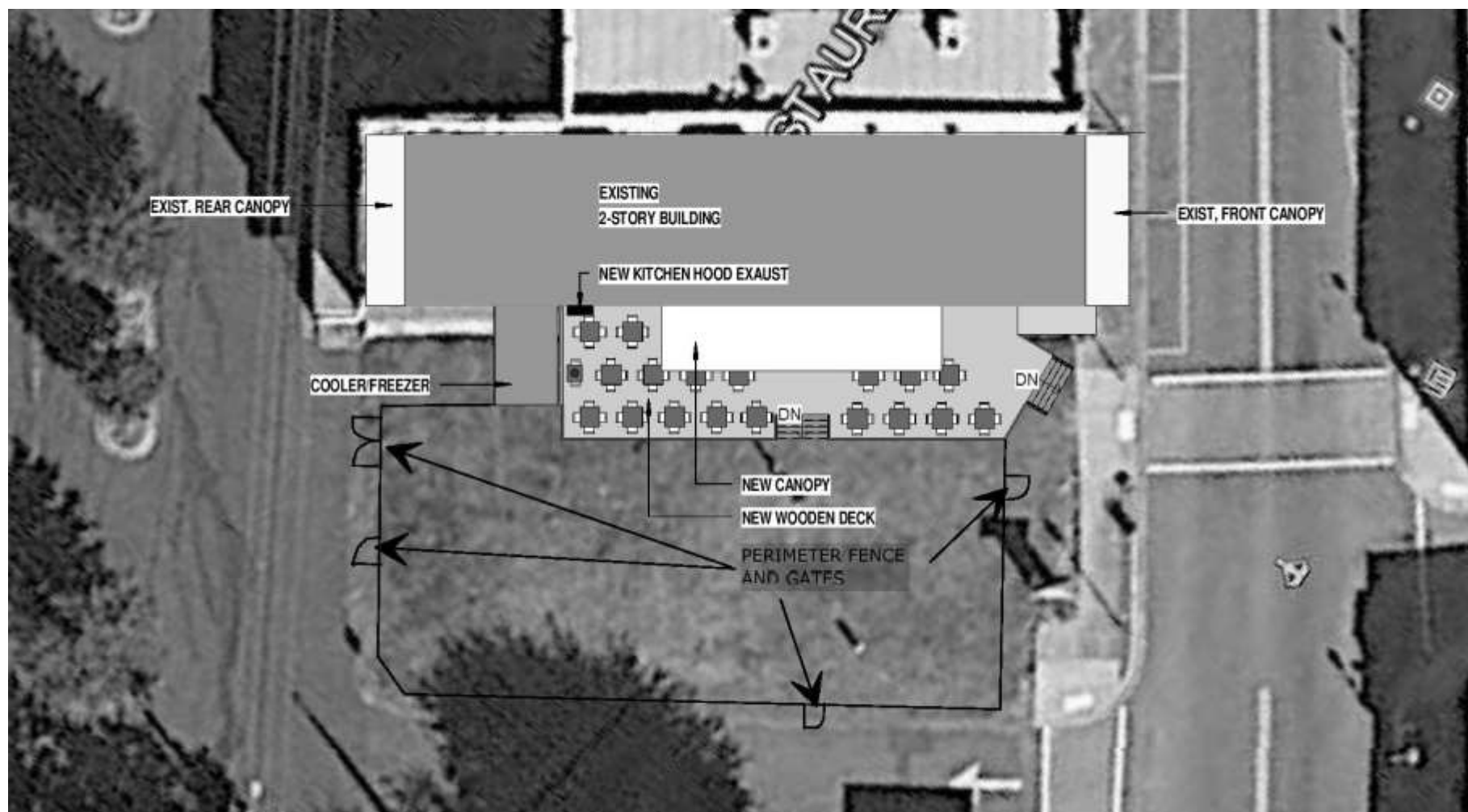
Foundations - For Exterior canopy  
 Color - Refresh Existing Paint (back side only)  
 Signage - TBD; Will submit application + details

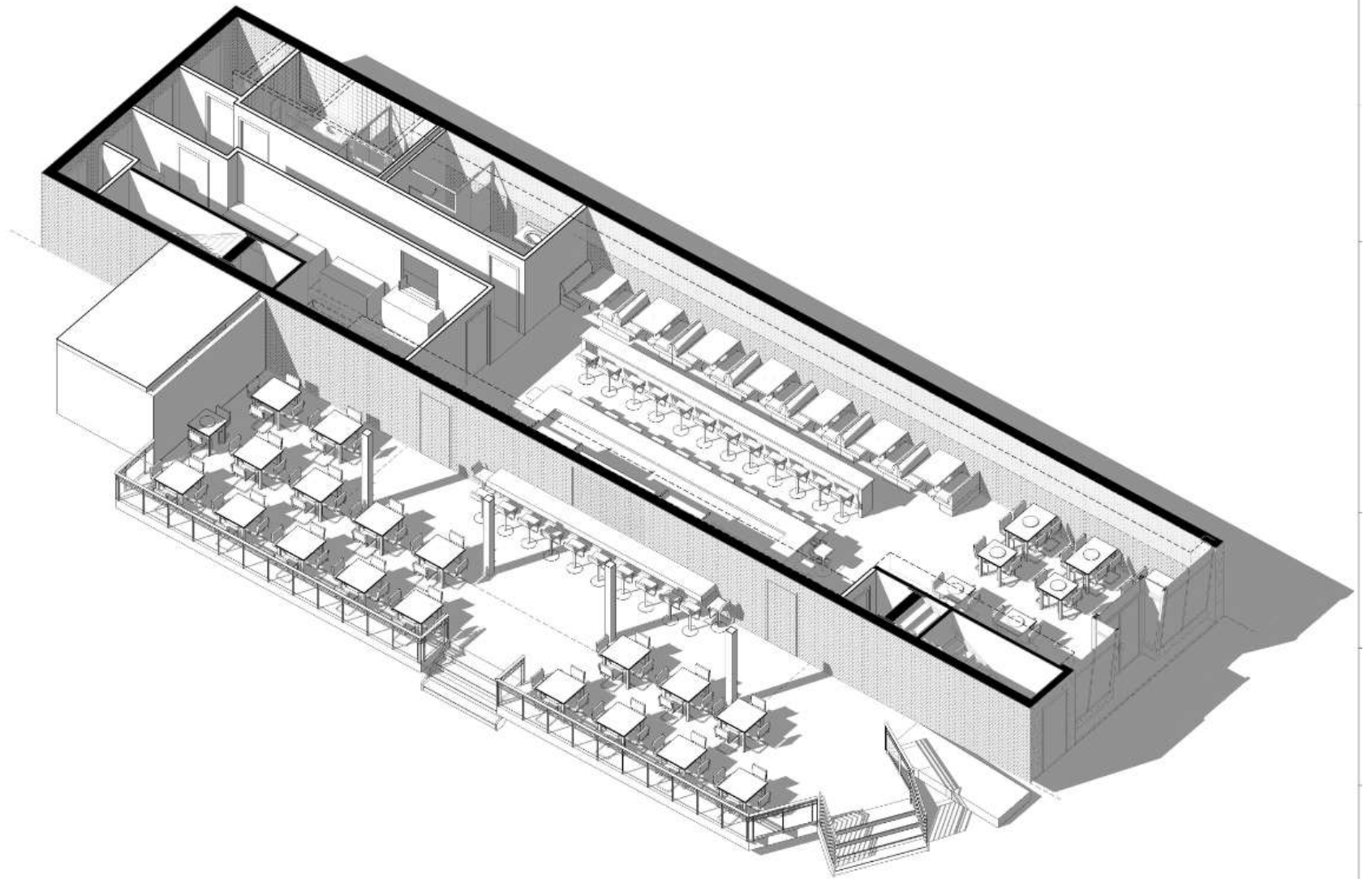
  
 Signature of Applicant

11-18-14  
 Date

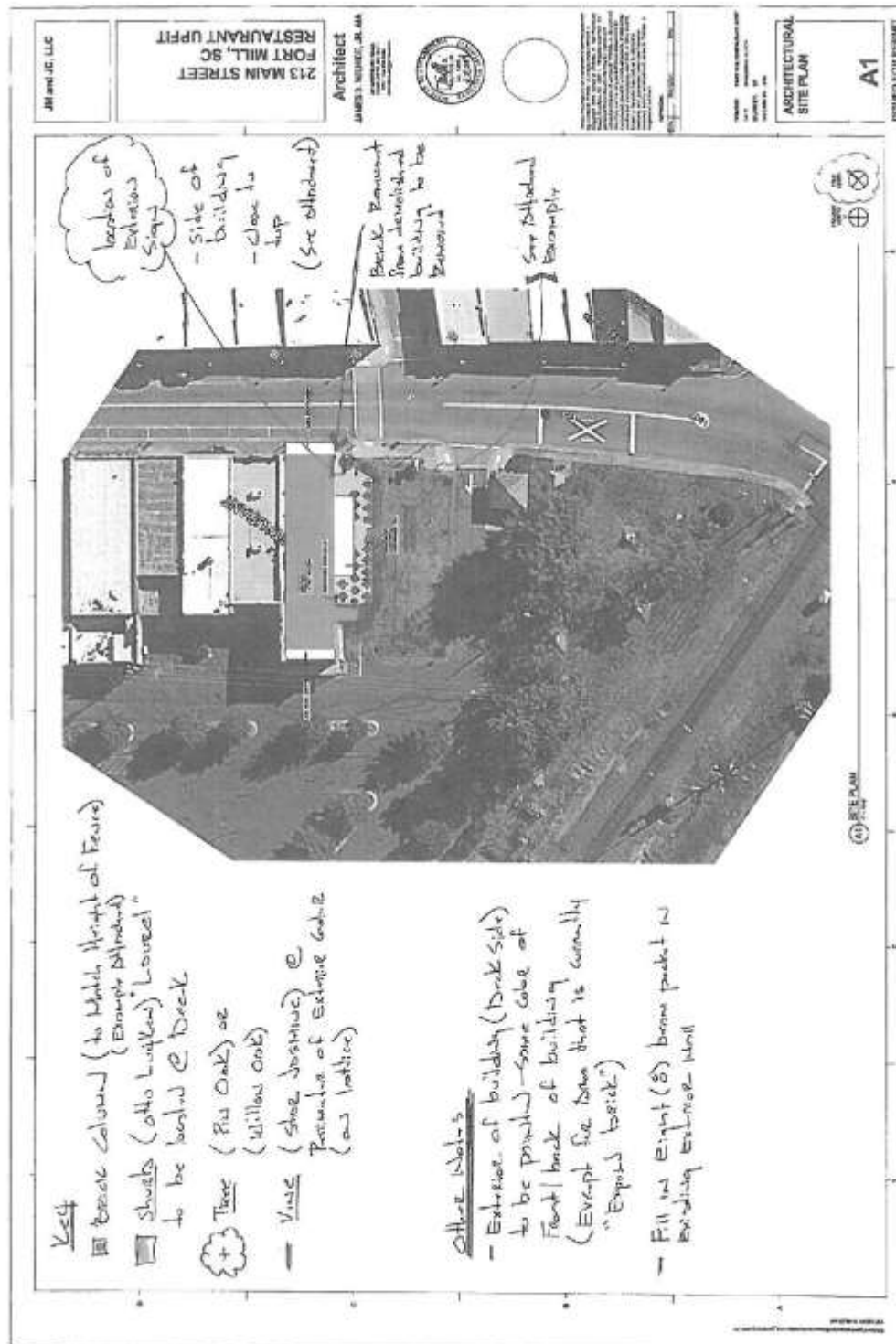
Applicant: Have you consulted the commission's guidelines for your project?

☐ yes ☒ no (Applicant's Responsibility)



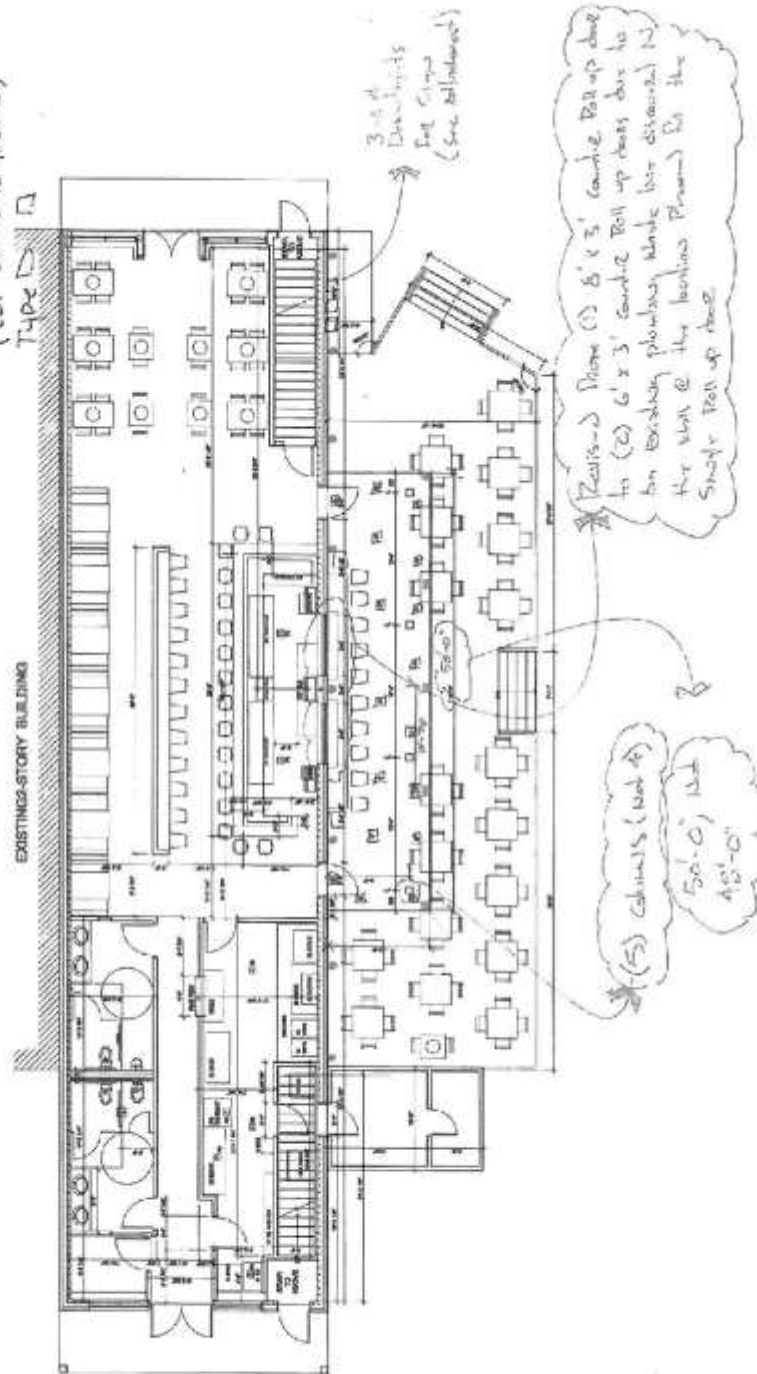






# Lighting for Exterior

- Type A \*
- Type B \*
- Type C
- (cut sheets attached)
- Type D







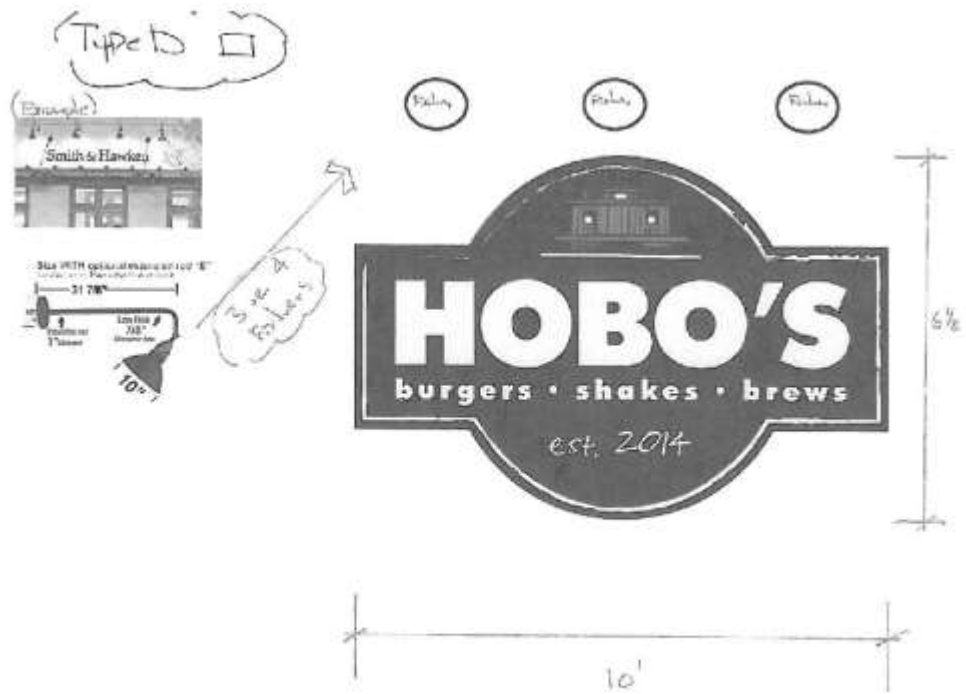
Yright to whole Forest.

- 120 per cent cap (will be capped in blocks)
- 120 liquid @ top of columns
- Total of (4) columns









## Chris Pettit

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**From:** James L. Britton, II <jbritton@ccorpusa.com>  
**Sent:** Tuesday, January 06, 2015 12:58 PM  
**To:** Chris Pettit  
**Cc:** jasoncloud@cloud9martini.com; Jimmy Wilhide (jwilhideaia@gmail.com); James L. Britton, II  
**Subject:** FW: 203 / 205 Main Street - Town of Fort Mill - Historic Review  
**Attachments:** doc02876820150106123826.pdf

Chris-  
See below and attached. We will be dropping off several hard copies shortly. If you have any questions, please let me know.

Jim

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**From:** Chris Pettit [mailto:Cpettit@fortmillsc.gov]  
**Sent:** Wednesday, December 10, 2014 4:09 PM  
**To:** jwilhideaia@gmail.com  
**Cc:** James L. Britton, II  
**Subject:** 203 / 205 Main Street - Town of Fort Mill - Historic Review

Good afternoon –

I just wanted to provide you an update on the restaurant review. Last night, the Historic Review Board approved the following:

- Installation of cooler/freezer with three sides screened with a black, horizontal wood screen;
- Installation of two side doors to match front door, including glass and silver, anodized aluminum frame;
- Installation of metal, art deco awning to match awning located at the front of the building;
- Installation of restaurant bar, with associated televisions angled away from Confederate Park and Main Street to minimize the visual impact; and
- Installation of wooden deck including steps and ramps.

Please see the attached letter, which serves as official notice of the Historic Review Board's approval of the above items.

As mentioned at the meeting, the Historic Review Board would like to see the following items brought back for a later approval:

- Fence/railings for perimeter and deck; (Example of Fence is attached. Proposed fence is 4' in height. Four (4) brick columns were added. Deck railings will be 1.5" x 1.5" wood pickets that will be painted black)
- Landscaping; (Landscape Plan is attached)
- Lighting; (Lighting cut sheets / locations attached)
- Signage; and (Signage attached...example, size, and lighting)
- Any information about the cleaning up of the upper exterior wall. (We will in-fill the eight (8) beam pockets, paint the entire wall to match the color of the front of the building – except for the brick that is currently exposed which will be under the canopy)

We have completed the Zoning Permit review and sent all plans over to our Building Department. Once the Building Department has completed their review of the construction plans, they will give you guys a call.





TOWN OF FORT MILL

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Application fee:  
\$250

NO. \_\_\_\_\_  
(supplied by secretary)

DATE 2-25-

Property Information

Location: Certified house no. 231 Street MAIN ST

Located between cross streets of \_\_\_\_\_

and \_\_\_\_\_

Applicant/Owner Information

Applicant name FATHER + SON ELECTRIC Telephone 803-802-0057

Mailing address 1086 ROLLING PARK LN FORT MILL SC

Owner name (if different) MICHAEL CHASE Telephone 803-547-7556 <sup>29715</sup>

Mailing address 111 SPRING ST. FORT MILL, SC 29715

Other Project Contacts

Author of drawing \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor, if known \_\_\_\_\_ Telephone \_\_\_\_\_

COMMISSION STAFF CHECKLIST (to be checked by commission secretary to verify completeness of application)

- |   |  |
|---|--|
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| <input type="checkbox"/> Detail photos                      | <input type="checkbox"/> Manufacturer's literature     |
| <input type="checkbox"/> Streetscape photos                 | <input type="checkbox"/> Paint chips or other samples  |

☐ commission secretary's

**FATHER + SON**   
Electric Service Co. Inc.

RON TALERICO  
PRESIDENT

1086 ROLLING PARK LANE  
FORT MILL, SOUTH CAROLINA 29715  
(803) 802-0057  
SC LIC # M112378-BL3

Neighborhood Works 198

Email: [info@fatherandson.com](mailto:info@fatherandson.com)  
www.fatherandson.com

3440 TORBINGDON WAY  
CHARLOTTE, NORTH CAROLINA 28  
(704) 499-9808  
NC LIC # 22487



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS - Page 2

WORK SUMMARY Please check areas of proposed work and explain below as needed.

	Type of work proposed (check all that apply)	Detailed on drawings (check as appropriate)	Explained below (check as appropriate)
DEMOLITION	_____	_____	_____
REHABILITATION OF EXISTING BUILDINGS			
Foundations	_____	_____	_____
Masonry	_____	_____	_____
Siding	_____	_____	_____
Roof	_____	_____	_____
Gutters/downspouts	_____	_____	_____
Chimney	_____	_____	_____
Doors/entrances	<input checked="" type="checkbox"/>	_____	_____
Windows	_____	_____	_____
Porch	_____	_____	_____
Cornice/frieze	_____	_____	_____
Ornamentation	_____	_____	_____
Awning/canopy	<u>yes</u>	_____	_____
Storefront	_____	_____	_____
Color/painting	_____	_____	_____
Other	_____	_____	_____
(explain below)	<u>SIGN ABOVE AWNING</u>		
ADDITIONS TO BUILDINGS			
Room addition	_____	_____	_____
Garage	_____	_____	_____
Porch or deck	_____	_____	_____
Greenhouse	_____	_____	_____
Dormer	_____	_____	_____
Skylight	_____	_____	_____
Chimney	_____	_____	_____
Other	_____	_____	_____
(explain below)			
NEW STRUCTURE	_____	_____	_____

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS, Page 3

SITE WORK

Fence or wall	_____	_____	_____
Site lighting	_____	_____	_____
Street furniture	<u>Brush Reflector</u>	_____	_____
Special features	_____	_____	_____
Parking	_____	_____	_____
Walks, patios	_____	_____	_____
Other	_____	_____	_____
(explain below)	_____	_____	_____
GRAPHICS/SIGNAGE	<u>yes</u>	_____	_____
MAINTENANCE	_____	_____	_____
(Explain below)	_____	_____	_____
EMERGENCY REPAIR	_____	_____	_____
(Explain below)	_____	_____	_____

EXPLAIN PROPOSED WORK: (attach continuation sheets as needed)

PAINIT INTERIOR, ANNING SAMP AS  
PUCKER BUTTS EXCEPT BLUE IN COLOR  
UNIT # 4 PHONE # ON FRONT OF  
ANNING.

  
 Signature of Applicant

2-25-15  
 Date

Applicant: Have you consulted the commission's guidelines for your project?

\_\_\_\_ yes \_\_\_\_ no

